

PERMANENT BUILDING COMMITTEE
Minutes – October 28, 2021

Present: Chair Elaine Jones, Craig Blake, Ahnuraj Shah, Jennifer Pincus, and John Kraemer.

The ZOOM meeting was called to order at 7 p.m. by Chair Elaine Jones.

Fairbank Community Center Architects Joel Bargmann and David Spears (BH+A); Project Executive Jeffrey D’Amico (partial attendance) and Project Manager Christopher Eberly, Compass Project Management (CPM).

Mr. Eberly reviewed the updated schedule which includes the Design Review Board meeting of November 3, the permitting review of the design development application documents to be heard on November 8 by the Zoning Board of Appeals (ZBA) relative to required variances, and the Planning Board first site plan review to be conducted on November 10. Meetings will be held with user groups next week regarding initial proposals relative to FF&E, technology, and audio-visual as well as kitchen design. Meetings will also be scheduled with the Commission on Disability and with the Energy Committee regarding sustainability issues after the second Green Workshop. An updated 100% Design Development construction cost estimate is expected on November 18 with reconciliation to come on the following day. Value engineering decisions are expected to be approved by December 2. The prequalification process documents will be available on November 10 with the General Contractor and Subcontractor submittals due on December 1. Sixty percent Construction Drawings are expected to be available by the end of December.

Comments on the Design Development documents are desired by November 12. A chart is available for commentary.

Mr. Bargmann informed the group that the Site Plan review presentation consists of a set of Civil Engineering drawings with existing conditions including the Haskell field. Parking areas for the Community Center consist of 40 spaces on the Parks & Recreation side and 63 spaces on the Sr. Center/SPS side of the building. The proposed Alternate basketball court will not be included in the review plans at this time because of the lack of grading and drainage information. The variance required from the ZBA is for approval of the reduced setback due to the added length of the gymnasium and one program room encroaching into the required front yard setback.

In regard to the recently discovered water main running through the building site on the Fairbank property from Hudson Road to the existing water main in Fairbank Road, the design of a new line is in process. Once the design is complete an estimated installation cost will be developed. As the cost of removal of the existing asbestos pipeline is expensive, Mr. Blake advised discussions with the Water District and the possibility of leaving the pipe in place, crushed and buried with abatement only of the existing piping intersecting with the new foundation. Mr. Eberly will have the design team look at that approach as part of the design. He noted that abatement and removal would also be required in the area of the proposed leaching field.

It was reported that the completed Geotechnical Report cites good soil drainage and sufficient soil structural strength to support the proposed building without the need for additional foundation reinforcements.

In regard to questions from Select Board Chair Jennifer Roberts as to plans for public education, Ms. Pincus will check on the status of the planned web page updates and suggested that a report could be made at a Select Board meeting or at a public forum if preferred by the Select Board.

Fire Station No. 2 PBC Project Manager Craig Blake reported that the first complete comprehensive schematic design cost estimate has been received from the architect and reveals that the project is potentially substantially over budget. He will be meeting with the OPM and Kaestle Boos Architects to ensure that the estimate is correct, understand the reason(s) for the budget overrun and to come up with options with the goal to present cost estimate reduction strategies at a future PBC meeting with the date to be determined. In his opinion, the proposed Fire Station is a fairly small and simple building with very few value engineering options available to bring the project back under budget and still maintain the required program and desired quality. It appears that the \$1.5M budget overrun is mainly due to COVID-19 related material and supply chain issues.

PBC Membership In regard to the membership application submitted to fill the PBC vacancy due to the passing of Co-Chair Michael Melnick, the Committee met with Mark Sevier for the purpose of making a recommendation to the Select Board, the appointing authority. Finding that Mr. Sevier's professional background and MEP (Mechanical, Electrical and Plumbing) experience on both public and commercial projects would be extremely beneficial to the Town and the PBC during its management of municipal design and construction projects, it was voted unanimously to recommend his appointment to the Select Board for a term to expire in May 2023. Accordingly, Ms. Jones will forward a letter with the PBC's recommendation to the Select Board for its consideration at the November 3 meeting.

Other Business Facilities Director William Barletta informed the Committee that a solar program has been initiated by the Town through the Energy Committee which will allow SolectEnergy, a solar energy provider, to install solar panels on certain Town/School buildings under an energy buy-back program. In some cases the panel installation will include reroofing. One of the first Town buildings planned to receive panel installation will be the DPW building. Structural considerations will be addressed in the project.

Meeting Schedule The next meeting will be initiated by the Chair.

Minutes The draft minutes of September 23 and October 12 were unanimously approved as amended, The draft minutes of September 28 were unanimously approved as presented.

There being no further business the meeting was adjourned at 9 p.m.

Respectfully submitted,

Elaine L. Jones